County, Maryland, six months after date, and for the better securing the payment of the said promissory note at maturity, or of any other note or notes that may from time to time be given hereafter in renewal of the same or of any part thereof, and for the further consideration of the sum of One Dollar paid by the said Citizens Savings Fank, of Thurmont, Frederick County, Maryland, to the said Isaac Stambaugh and Naomi Stambaugh, his wife, the receipt of which is hereby acknowledged, we, the said Isaac Stambaugh and Naomi Stambaugh, his wife, do grant in fee simple unto the said Citizens Savings Bank, of Thurmont, Frederick County, Maryland, all the following pieces or parcels of land, situate, lying and being in Frederick County, Maryland, viz;

First. All that lot of ground in Creagerstown District, Frederick County, Maryland, containing 1 Acre, and improvements, that was conveyed to Naomi Stambaugh by deed from George H. Birnie, et al. dated September 22,1890, and recorded in Liber W.I.P.No.11, folio 702, one of the Land Records of Frederick County, as by reference thereto will more fully and at large appear.

Second. All that lot or parcelof ground containing 16 Acres and 10 Perches, more or less, being the same property that was conveyed to Isaac Stambaugh from Catherine Fick et al, bearing even date with these presents and intended to be recorded among the Land Records of Frederick County prior to or simultaneously with the recording of these presents, as by reference thereto will fully appear.

PPOVIDED that if the said Isaac Stambaugh and Naomi Stambaugh, his wife, their executors, administrators or assigns, shall pay the promissory note aforesaid at maturity, or shall pay any renewal thereof when such renewal note shall mature and be payable, and shall perform each and every covenant in this mortgage contained, then this mortgage shall be void.

AND PROVIDED that until default be made in the payment of the promissory note aforesaid at maturity, or of any renewal thereof when such renewal note shall mature and be payable, the said Isaac Stambaugh and Naomi Stambaugh, his wife, shall possess the mortgaged premises as of their present estate therein.

AND PROVIDED that if default be made in the payment of the promissory note afcresaid at maturity, or of any renewal thereof when such renewal note shall mature and be payable, or in the performance or fulfillment of any covenant or agreement contained herein, then and in either case it shall be lawful for the said Citizens Savings Rank, of Thurmont, Frederick County, Maryland, or its assignee, or for James K. Waters as trustee, to sell the said property and premises hereby mortgaged in front of the Citizens Savings Rank, in Trurmont, Frederick County, Maryland, by public auction, for cash, after having given at least three weeks notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, once a week, prior to date of sale, and to apply the proceeds of such sale to the payment in the first place, of the expenses attending the sale, including the usual commissions and reasonable counsel fees for preparing bond, report of sale, and attending to the ratification thereof, and then to the payment of the promissory note aforesaid, or renewal thereof, with all interest due thereon, and the surplus, if any, to pay the same to the said Isaac Stambaugh and Naomi Stambaugh, his wife, their heirs or assigns.

And the said Isaac Stambaugh and Naomi Stambaugh, his wife, covenant with the said Citizens Savings Bank, Thurmont, Frederick County, Maryland, that they will keep, during the continuance of this mortgage, the buildings erected on the said mortgaged premises insured for at least Eight Hundred Dollars in some safe and reliable insurance company, paying the premiums and assessments thereon as they fall due and payable, and that they will assign the policy of insurance to the said Citizens Savings Pank, of Thurmont, Frederick County, Maryland, for its benefit in case of loss or damage by fire.